



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Minutes ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

ALD. JAMES BOHL, CHAIR
Ald. Jose Perez, Vice-Chair
Ald. Willie Wade, Ald. Robert Bauman, and Ald. Nik Kovac
Staff Assistant, Chris Lee, 286-2232
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Thursday, July 16, 2015

9:00 AM

Room 301-B, Third Floor, City Hall

Special

Meeting convened at 9:10 a.m.

Present 5 - Bohl, Perez, Wade, Bauman, Kovac

1. [150251](#) A substitute ordinance relating to the First Amendment to a General Planned Development to add multi-family residential as a permitted use at 6900 West Florist Avenue, located on the north side of West Florist Avenue and west of North 64th Street, in the 2nd Aldermanic District.

Sponsors: Ald. Davis

Individuals appearing:

Vanessa Koster, Department of City Development

Ald. Joe Davis, Sr., 2nd Aldermanic District

Alexandra Ramsey, Enberg Anderson Architects

A motion was made by ALD. WADE that this Ordinance be RECOMMENDED FOR PASSAGE. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

13. [150361](#) Communication from the Mayor's Administration on the progress of the Strong Neighborhoods Plan through June 30, 2015.

Sponsors: Ald. Murphy

Individuals appearing:

Aaron Szopinski, Mayor's Office

Mario Higgins, Mayor's Office

Art Dahlberg, Department of Neighborhood Services Commissioner

Martha Brown, Department of City Development Deputy Commissioner

Steve Miner, Assessment Commissioner

Gregg Hagopian, City Attorney's Office

A motion was made by ALD. WADE that this Communication be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

14. [150098](#) Communication relating to the proper recording of deeds and the in rem foreclosure process.

Sponsors: THE CHAIR

Individuals appearing:

Aaron Szopinski, Mayor's Office

Mario Higgins, Mayor's Office

Art Dahlberg, Department of Neighborhood Services Commissioner

Steve Miner, Assessment Commissioner

Gregg Hagopian, City Attorney's Office

A motion was made by ALD. PEREZ that this Communication be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

2. [150404](#) Substitute resolution approving a final certified survey map, in the 12th Aldermanic District.

Sponsors: Ald. Perez

Individual appearing:

Robert Harris, Department of City Development

A motion was made by ALD. KOVAC that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

Aye 4 - Bohl, Perez, Wade and Kovac

No 0

Excused 1 - Bauman

3. [150372](#) Resolution approving the Land Disposition Report for part of the property at 260 North 12th Street for sale to Standard Electric Supply Co. for an addition to its corporate office and warehouse facility, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individuals appearing:

David Misky, Redevelopment Authority of the City of Milwaukee

Larry Stern, Standard Electric Supply Co.

A motion was made by ALD. BAUMAN that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

4. [150399](#) Substitute resolution approving an amendment to the cooperation agreement between the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee.

Sponsors: Ald. Murphy, Ald. Perez and Ald. Bauman

Individuals appearing:

*Ald. Michael Murphy, Common Council President & 10th Aldermanic District
Rocky Marcoux, Department of City Development Commissioner*

A motion was made by ALD. PEREZ that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

5. [150373](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 5128-30 West Center Street, in the 10th Aldermanic District.

Sponsors: Ald. Murphy

Individuals appearing:

*Ald. Michael Murphy, Common Council President & 10th Aldermanic District
Matt Haessly, Department of City Development
Judith Maher, JAM Community Builders, LLC*

A motion was made by ALD. KOVAC that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

6. [150376](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 1946 South Muskego Avenue, in the 8th Aldermanic District.

Sponsors: Ald. Donovan

Individuals appearing:

*Matt Haessly, Department of City Development
Hector Sanchez, Ultimate Contractors LLC
Karla Priest, Sosa Garcia LLC*

A motion was made by ALD. PEREZ that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

7. [150378](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 1501 West Center Street, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Individuals appearing:

Matt Haessly, Department of City Development

Darnell Ashley, Ashley's Que, LLC

A motion was made by ALD. WADE that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

8. [150377](#) Resolution authorizing the sale of the City-owned tax deed property at 1800 West St. Paul Avenue to LCM Funds 30 St. Paul, LLC, for redevelopment and use as a parking lot, in the 8th Aldermanic District.

Sponsors: Ald. Donovan

Individuals appearing:

Yves LaPierre, Department of City Development

David Winograd, LCM Funds 30 St. Paul, LLC

A motion was made by ALD. BAUMAN that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

9. [150374](#) Resolution authorizing the sale of the City-owned tax deed property at 4815 West North Avenue to S. Price Real Estate Holdings, LLC, for development, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Individuals appearing:

Yves LaPierre, Department of City Development

Shanell Price, S. Price Real Estate Holdings, LLC

A motion was made by ALD. KOVAC that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

Aye 4 - Bohl, Wade, Bauman and Kovac

No 0

Excused 1 - Perez

10. [150379](#) Resolution expanding the Pilot Program for sale of vacant, City-owned residential lots for \$1.

Sponsors: Ald. Stamper, Ald. Bohl, Ald. Wade, Ald. Bauman, Ald. Kovac and Ald. Perez

Individuals appearing:

Yves LaPierre, Department of City Development

Mario Higgins, Mayor's Office

Gregg Hagopian, City Attorney's Office

Ald. Bohl, Wade, Bauman, Kovac and Perez added as cosponsors.

A motion was made by ALD. KOVAC that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

Aye 3 - Bohl, Wade and Kovac

No 0

Excused 2 - Perez and Bauman

11. [150381](#)

Substitute resolution approving a Development Agreement with Rexnord Corporation and authorizing expenditures for a business relocation, in the 12th Aldermanic District.

Sponsors: Ald. Perez and Ald. Wade

Individuals appearing:

Dan Casanova, Department of City Development

Patricia Whaley, Rexnord Corporation

Michael Klein, Klein Development

Ald. Wade added as cosponsor.

A motion was made by ALD. PEREZ that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

12. [150246](#)

Communication from the Department of City Development transmitting the 2014 Annual Report of Tax Incremental Districts.

Sponsors: THE CHAIR

Individuals appearing:

Lori Lutzka, Department of City Development

Sandra Rotar, Health Department

A motion was made by ALD. BAUMAN that this Communication be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:

Aye 4 - Bohl, Perez, Wade and Bauman

No 0

Excused 1 - Kovac

15. [141580](#)

A substitute ordinance relating to various revisions to the zoning code.

Sponsors: THE CHAIR

Ald. Wade moved substitution of the file with Proposed Substitute A. (Prevailed 3-0)

A motion was made by ALD. WADE that this Ordinance be SUBSTITUTED. This motion PREVAILED by the following vote:

Aye 3 - Bohl, Perez and Bauman

No 0

Excused 2 - Wade and Kovac

15. [141580](#) A substitute ordinance relating to various revisions to the zoning code.

Sponsors: THE CHAIR

Individual appearing:

Ed Richardson, Department of City Development

A motion was made by ALD. WADE that this Ordinance be RECOMMENDED FOR PASSAGE. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

16. [150334](#) Substitute resolution relating to a minor modification to a Detailed Planned Development known as 1150 North Water Street for signage changes on land located on the east side of North Water Street, south of East Juneau Avenue, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Department of City Development

Kevin Morin, Milwaukee School of Engineering

Scott Ramlow, Uihlein Wilson Architects, Inc.

A motion was made by ALD. BAUMAN that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

17. [150035](#) A substitute ordinance relating to the change in zoning from Industrial-Heavy to Industrial-Mixed to allow additional commercial uses within the existing building at 2018 South 1st Street, on the east side of South 1st Street, north of West Becher Street, in the 14th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Department of City Development

Andrew Bandy, Lincoln Warehouse Realty

A motion was made by ALD. PEREZ that this Ordinance be RECOMMENDED

FOR PASSAGE. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

18. [150241](#) A substitute ordinance relating to the Ninth Amendment to the General Planned Development known as Milwaukee Metro Center to add permitted uses for a portion of the site located on the south side of West Metro Auto Mall, west of North 107th Street, in the 5th Aldermanic District.

Sponsors: THE CHAIR

A motion was made by ALD. BAUMAN that this Ordinance be HELD TO CALL OF THE CHAIR. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

19. [150176](#) A substitute ordinance relating to the Second Amendment to a Detailed Planned Development known as Greenwich Park Apartments for changes to the previously approved building design on land located north of East North Avenue and west of North Farwell Avenue, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Individuals appearing:

Vanessa Koster, Department of City Development

Jason Korb, Korb & Associates Architects

David Lyon, Mercy Housing Lakefront

A motion was made by ALD. KOVAC that this Ordinance be RECOMMENDED FOR PASSAGE. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

20. [150133](#) A substitute ordinance relating to the change in zoning from Industrial-Mixed and Industrial-Office to a General Planned Development for development of a school on properties located on the east and west sides of South 5th Street, south of West Harrison Avenue, in the 14th Aldermanic District.

Sponsors: THE CHAIR

A motion was made by ALD. BAUMAN that this Ordinance be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

The following files may be placed on file as no longer necessary:

21. [060639](#) An ordinance relating to zoning regulations for large retail developments.
Sponsors: Ald. D'Amato, Ald. Bauman and Ald. Murphy
A motion was made by ALD. WADE that this Ordinance be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:
Aye 5 - Bohl, Perez, Wade, Bauman and Kovac
No 0
22. [091336](#) An ordinance creating a Milwaukee reclamation and building recycling initiative pilot program.
Sponsors: Ald. Hines Jr. and Ald. Bauman
A motion was made by ALD. WADE that this Ordinance be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:
Aye 5 - Bohl, Perez, Wade, Bauman and Kovac
No 0
23. [140983](#) Resolution authorizing the sale of the City-owned tax deed property at 830 West Atkinson Avenue to Kleen Kutz, LLC, or assignee, in the 6th Aldermanic District.
Sponsors: THE CHAIR
A motion was made by ALD. WADE that this Resolution be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:
Aye 5 - Bohl, Perez, Wade, Bauman and Kovac
No 0
24. [141076](#) Resolution amending Common Council Resolution File Number 140229, relating to the Housing Stock Improvement Program.
Sponsors: Ald. Bauman
A motion was made by ALD. WADE that this Resolution be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:
Aye 5 - Bohl, Perez, Wade, Bauman and Kovac
No 0
25. [141480](#) Communication from the Department of City Development relating to a status update on the zoning code.
Sponsors: Ald. Perez

A motion was made by ALD. WADE that this Communication be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

Meeting adjourned at 11:53 a.m.

Chris Lee, Staff Assistant

This meeting can be viewed in its entirety through the City's Legislative Research Center at <http://milwaukee.legistar.com/calendar>.